

The Canopy Scoping Meeting

Date and Time: July 18, 2023 at 3:00 PM

Location: City of Sebastopol Community Center and via Zoom

The following are notes summarized from verbal comments received during the scoping meeting. Comments are summarized in the right column in black text and the City/Rincon response is summarized in red text.

Commentere	Comment
Commenter 1	Does the City know which trees are identified to be removed? This will be addressed in Section 2.0, <i>Project Description</i> , and Section 4.1, <i>Aesthetics</i> and Section 4.3, <i>Biological Resources</i> .
	Do any trees to be removed include eucalyptus? This will be addressed in Section 4.3, <i>Biological Resources</i> .
Commenter 2	What is the impact on Hurlbut? Will it be a thoroughfare for the project or isolated? No, the only access points to the site would be from Gravenstein North.
	There used to be a fence on-site. Noted.
Commenter 3	The area is currently dark, and the commenter is concerned about light pollution. Lighting impacts will be addressed in Section 4.1, <i>Aesthetics</i>
	Commenter would like landscape lights to be downcast and low to avoid light pollution to neighbors. Lighting impacts will be addressed in Section 4.1, <i>Aesthetics</i>
Commenter 4	How tall will the buildings be overall? Three stories.
Commenter 5	Is there a state or federal mandate to allow a certain number of projects similar to this one? The state sets the Regional Housing Needs Allocation assigned to each region, and the Association of Bay Area Governments (ABAG) assigns the RHNA for each member jurisdiction. This project would help meet the RHNA unit requirements.
	Would the project be served by Sebastopol Police? Yes. More information will be included in Section 4.12, <i>Public Services</i> .
Commenter 6	Is there anything that will be done to address the traffic in the area? This will be addressed in Section 4.13, <i>Transportation</i> .
	Commenter is concerned about increased traffic during school hours and due to more students. The project's potential to generate more students will be addressed in Section 4.12, <i>Public Services</i> , and transportation-related impacts will be addressed in Section 4.13, <i>Transportation</i> .
	Will transportation improvements be addressed before or after construction of the project? Transportation improvements will be addressed as appropriate in Section 4.13, <i>Transportation</i>
	Is the height of the building set in stone or could they end up being two stories? Three stories are proposed.
Commenter 7	Is the project considered low-cost or is senior housing included? The applicant proposed for ground floor units to be ADA accessible and the potential for up to 16 Accessory Dwelling Units (ADU).
Commenter 8	Will there be site access from Hurlbut? No, the only access points to the site would be from Gravenstein North.

Commenter 9	Has the applicant purchased the property already? Yes
Commenter 10	They did a soil analysis and found hazardous materials in the soil, how are they planning on addressing that? The applicant-provided Phase I/II will be reviewed by Rincon, and we will recommend mitigation measures, if appropriate. This will be addressed in Section 4.7, <i>Hazards and Hazardous Materials</i>
Commenter 11/Ken Foley	How long will it take to prepare the EIR? The Draft EIR is anticipated to be ready for public review by Fall 2023
Commenter 12	How many people are in the Zoom? Eight total, including City and consultant staff.